

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

MINUTES REGULAR BOARD OF DIRECTORS MEETING

May 5, 2009

1. CALL TO ORDER. President Russ Faller called the meeting to order at 7:03 p.m. Other directors present were Joan DeVincenzo, Mike Hay, Jack Hirn and Jerry Probst. With all board members present a quorum was declared.
2. PROOF OF NOTICE. David Slayback, SCPOA Manager, affirmed that proper notice of the meeting had been posted.
3. COMMUNICATIONS.
 1. A copy of a letter sent by owner Carlos Bravo to another owner was received May 4, 2009. Mr. Bravo reminded the other owner that people living in his house were driving on taxiways and roads in an apparent speedy and dangerous manner and he asked the owner to please have the his tenants obey our rules before Mr. Bravo contacts the Volusia County Sheriff.
4. MINUTES:
 1. The minutes of the 4/7/09 Board Meeting were presented. A **motion** was made by Jerry Probst, second by Jack Hirn, to approve the minutes with a correction to the first line of Section V OPEN FORUM. The motion was approved unanimously.
5. OPEN FORUM. The following owners rose to address the Board.
 1. Dick Bicknell suggested that since only 171 association members have signed up for the master e-mail notifications list operated by the SCPOA, the availability of the list ought to be broadcast on SC-TV and in The Update, and in these minutes. Simply, a member may go to the SCPOA website, at WWW.SCPOA.COM. Near the bottom of the main page is a logo for "Google Groups". The member need only enter their e-mail address and submit it. Upon validation by the POA Office, that e-mail address will be entered into the system.
 2. Bruce Alter spoke against the installation of the safety fence at Windsock Park, saying that it was a waste of SCPOA resources.
 3. Judy Ford, as President of the Garden Club, reminded the board that the small tree at Windsock Park was planted as a memorial to the 2 sons of Jane & Charles Brickner, and that someone has placed some type of wood structure near the fence surrounding the memorial tree and it is offensive to the Brickners and they have asked that it be removed. Sharon Goldish, Chair of Children's Recreation Committee, responded that her committee had placed the framework by the tree to hold a "placque" of children's painted handprints gathered during the recent Wings and Wheels event. Sharon asked to speak with the Brickners directly about the matter.

6. REPORTS.

President–Russ Faller introduced the topic of the roads work currently under way and deferred to Art Horton, Public Works Superintendent, to give everyone an update. Art commented that none of the roads in Spruce Creek are Florida Dept of Transportation (FDOT) compliant and therefore have deteriorated rather rapidly over time. The least expensive method to make a new FDOT compliant road is the procedure being used. The existing roads are ground up, to a depth of at least 8 inches but in some area deeper depending on what is under the road, and replaced in the dug out area and then compacted down until it is solid. Any excess materials are scraped off the surface of the road and removed. The new “base” road is then coated with a seal coat which helps hold the base material together and allows the unfinished road to be driven on. The seal coat also drastically reduces the amount of dust and dirt which emigrates from the unfinished road. During the recent work, water has been sprayed on the unfinished roads to try to hold down dust but the weather has been so dry the water evaporates within several minutes. This has caused a lot of dust to be created, which as been a nuisance to nearby residents. He reported that The Lakes are done, South Creek will be done 5/6 and Waterway is about done. Miller Group will begin the grinding up (reclamation) of Country Club at the east end. They will reclaim a limited section, roll it and seal coat it all in the same day. The next day they will repeat the process on the next section of the roadway. This process will substantially reduce the amount of dust and aggravation to residents.

Mr. Faller continued with a discussion of working on the enforcement of rules regarding use of golf carts. He observed that children younger than the rules allow are driving carts and because of their inexperience are driving in a dangerous manner. The rule to operate a golf cart on POA properties is 14 years. He also said that the POA is looking into requiring all golf cars to be insured; that insurance can be obtained as part of a Homeowners Insurance Policy for approximately \$30.00 or so per year.

He also talked about the storage of vehicles, trailers, busses, etc., around the Commercial Hangars along Piper Boulevard; that this violates the C&Rs of the hangar condominium association, that Volusia County was involved some months ago and has recently conducted another inspection and that the vehicles will have to be removed.

Vice President-Mike Hay reported that a problem involving the TEM entrance gates has been corrected. A software problem would not allow an update of RFID information to be sent to the gates, which meant that recently issued RFIDs did not work. The problem has been corrected.

Treasurer-Jerry Probst continued with information about collections of assessments. At The April Board Meeting he had reported that uncollected assessments amounted to \$225,000, but that number has been reduced to \$205,458, which consists of 90 owners in arrears. Collection efforts continue and one foreclosure action is about to be completed and others are contemplated. Liens have been filed against owners who have not made any efforts to pay on their overdue accounts.

Secretary-No Report
Director at Large-No Report

COMMITTEES

Airport Authority. Sal DeVincenzo reported that he has collected all delinquent payments for Tie-Down fees.

ARC. No report.

Budget & Finance. Alan Baltz reported that operating expenses are being managed very well. Despite some unusual legal expenses and a significant amount being added to Bad Debt Expense, overall operating expenses are almost 3% under budget for the first four months.

Children's Recreation. Sharon Goldish reported a successful East Egg Hunt with about 100 children/grand children in attendance. The committee is planning a Teen Pizza Night at the Downwind Café on 6/9/09.

Community Relations. The committee has elected 2 new co-chairs: Judy Ford and Marilyn Vogelpohl. A **motion** was made by Jack Hirn, second by Mike Hay, to approve the new co-chairpersons. Motion approved unanimously.

Legal & By-Laws. No Report.

Public Works. Ray Gage spoke very briefly about status of Storm Water Management project on Slow flight Drive, and roads work to be done in Turtle Point and County Club Drive. as well as supervising the 2 major projects currently underway.

Safety and Security. Barbara Roush reported that the S&S Committee met today and they are starting a campaign using SCTV and the UPDATE to make everyone aware of the rules governing use of golf carts in the community, and the need for safe operation. She also said that the committee is reviewing the procedures and job descriptions for the Director of Security and the Security Officers.

Update Committee. Barbara Roush reported that she and Lorraine Wahl are working together to help Barbara take over as Editor of the UPDATE at the end of 2009.

MANAGER. David Slayback reported on the following matters:

1. Slayback reported that the SCPOA has hired a qualified accountant to handle the routine bookkeeping and account work, to replace the outside CPA firm previously being used, all at a substantial savings to the community. In addition, we are getting our accounting reports within a week of the end of the prior month, rather than waiting an average of 3 weeks as had been the case.

2. Slayback also address a communications problem which developed with the roads reclamation project. The contractor had been going to each house where work was to occur within the next day or so, to tell the resident what to expect. Along an area of South Creek Blvd the company person had to be away and no communication took place and we have experienced a number of complaints from this group of residents. The problems are being addressed by the POA and the contractor, and the lesson of good communication has been relearned.

7. OLD BUSINESS. None.

8. NEW BUSINESS.

1. Mr. Probst spoke of communication he has had with Gordon Millar and others about the idea of expanding the size of the Board of Directors from the current 5 members to 7 members. He said that it has been at 5 members for several years. This has meant that every other year a new majority of the board is elected which can mean that the direction of the board planning can be drastically changed. Mr. Probst made a motion that (1) the size of the board be increased from 5 to 7 as soon as possible, (2) that the maximum number of board members elected each year be 2 and (3) that the term of office be increased to 3 years with a maximum of 2 consecutive terms. Discussion followed and Mr. Probst said that this new system would mean that there would be a carry over of board members and their knowledge from one board to the next. Jack Hirn questioned details of just how it would work. On voting, the motion was approved 4 to 0 with Mr. Hirn abstaining.

2. CONSIDER AND APPROVE PUBLIC WORKS PROJECT TO INSTALL A CHAIN-LINK SAFETY FENCE AT WINDSOCK PARK PARALLEL TO THE RUNWAY AND APPROXIMATELY 5' SOUTHWARD OF THE EXISTING SAFETY "CABLE BARRIER". Bid cost of this fence is \$7,552.07. Mr. Faller said that he had spoken with Mike Kelly, chair of the Airport Committee and they were in favor of installation of the fence. A **motion** was made by Joan DeVincenzo, second by Jack Hirn, to approve the fence. The motion was approved unanimously.

3. CONSIDER AND APPROVE EXTENSION OF DAVID SLAYBACK'S MANAGEMENT CONTRACT. A **motion** was made by Jack Hirn, second by Jerry Probst, to extend Mr. Slayback's contract for 6 months, to expire December 31, 2009. The , second by Joan DeVincenzo, to approve this expenditure. The motion was approved unanimously.

4. A emergency request was presented to the Board by Public works to approve an expenditure of \$5,800.00 to drill a new well for the Spruce Creek side of the Windsor Court wall. The current well has a cracked in the housing and water containing iron is getting into the irrigation system, and causing substantial staining of the newly painted wall. A motion was made by Joan DeVincenzo, second by Jerry Probst, to approve a new well, at a cost not to exceed \$5,800.00.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:03 p.m.

Jack Hirn, Secretary